

Discover Loudoun County's Historic Districts through Loudoun's interactive web page!

Visit: www.loudoun.gov/historic

More Information

Please stop by, call, e-mail, or go online to the Loudoun County Department of Planning for more information on our County-administered Historic Districts, as well as additional ways that the County protects and promotes its cultural and architectural heritage.

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LOUDOUN COUNTY'S HISTORIC DISTRICTS



HISTORY • INFORMATION • MAP

VISIT: WWW.LOUDOUN.GOV/HISTORIC

ESTABLISHMENT AND PURPOSE

Loudoun County's history is evidenced by the variety of rich cultural and heritage resources that exist. As Loudoun County's rural areas and villages developed through time, each generation has left its physical imprint on the region, resulting in historic villages and landscapes that represent various architectural styles, building types, street patterns, and open spaces. These buildings, villages, and landscapes have become more distinctive and treasured as they survive subsequent generations of development.

One crucial step that Loudoun County has undertaken to preserve its rich architectural heritage is to establish historic districts, sites, and roadways. Based on resource surveys conducted throughout the County, the community, local, state and federal governments have recognized the architectural, historic, and cultural significance of these areas by establishing historic districts. Waterford (1969), Aldie (1970), Oatlands (1972), Taylorstown (1976-78, 2005), Goose Creek (1981), Bluemont (1984), and the historic sites of the Broad Run Toll House and Bridge (1970) and Welbourne (1972) have been placed in the Virginia Landmarks Register and the National Register for Historic Places. Waterford and Oatlands have the distinction of being National Historic Landmarks. Listing in these registers is honorary and does not regulate their protection.

To provide local protection, Loudoun County adopted a Historic District Ordinance as part of the 1972 Loudoun County Zoning Ordinance. The ordinance allows for the designation, review, and protection of significant heritage resources through the creation of historic overlay districts. The first historic districts established in the County were Aldie, Oatlands, Waterford, Welbourne, and the Broad Run Toll House and Bridge in 1972. The historic districts of Bluemont, Goose Creek and Taylorstown, and the Beavertown Creek Historic Roadways District were established in later years. (see map for locations)

Local historic districts are zoning overlay districts. This means that in addition to land use regulations that apply to individual properties, landowners must also comply with architectural guidelines that protect the character of the Historic District.



Rural historic landscape, Goose Creek Historic District

Front Cover: Aldie Mill, built in 1807

BROAD RUN TOLL HOUSE AND BRIDGE HISTORIC SITE DISTRICT, FORMED 1972

At the time of designation, the stone Broad Run Toll House and Bridge was the only likely surviving combination of a toll house and bridge in Virginia. The Leesburg Turnpike Company, incorporated in 1809, built the toll house and bridge circa 1820 as part of the 20-mile road from Dranesville to Leesburg. The stone bridge replaced a wood bridge at the same crossing and improved the transportation route to Alexandria. By 1843, flooding and the completion of the C&O Canal doomed the Company and the toll road reverted to a regular route by the start of the Civil War. The stone bridge continued to be used for



Broad Run Toll House, ca. 1820. Photo courtesy of VDHR

more than a century. In 1949, a concrete and steel bridge was constructed to accommodate increased automobile traffic. In 1972, Hurricane Agnes undermined the stone bridge, resulting in its eventual collapse. The stone bridge abutments, toll house, and a portion of the original turnpike right of way remain today.

WELBOURNE HISTORIC SITE DISTRICT, FORMED 1972

Welbourne, a private residence, is significant for its late-eighteenth century architecture and association with equestrian history. The earliest part of Welbourne was constructed around 1770. Since circa 1820, the house has been in the same family for five generations. John



Welbourne, ca. 1770. 1920 Photo courtesy of Library of Congress

Peyton Dulany purchased the property at this time and added what serves as the main part of the house today. Later expansions occurred in the 1830s, the 1850s, and the 1870s. Multiple early outbuildings also stand on the property, including a schoolhouse, springhouse, chapel, and slave quarters, as well as a small cottage believed to be the earliest residence on the property. John Dulany's son, Richard Hunter, founded the Piedmont Hunt in 1840 and the Upperville Colt and Horse Show, the oldest horse show in the U.S., in 1853. He was also a Colonel of the Laurel Brigade, Seventh Virginia Cavalry during the Civil War.

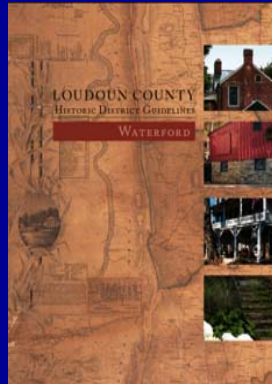
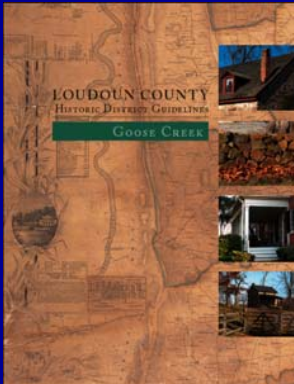
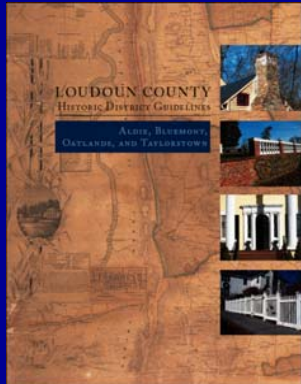
TAYLORSTOWN HISTORIC DISTRICT, FORMED 1976

Quaker farmer Richard Brown established a log mill along Catoctin Creek in the 1730s in this hamlet originally known as Millford. Brown chose this site for its proximity to the Potomac River and its position along the route between northeastern Loudoun and Maryland to the north and Waterford and Leesburg to the south. Thomas Taylor bought Brown's mill and house in 1784 and likely rebuilt the mill in stone. Modest development occurred in the 1790s and 1800s when Taylor sold half-acre lots to encourage growth of the village that eventually bore his name. The hamlet's most prosperous years, however, were between the Civil War and the Depression, when Taylorstown served as a regional trade center. A mix of simple, early Quaker and late 19th century Victorian architecture characterize Taylorstown and reveal its periods of growth and prosperity.



Taylorstown Mill, ca. 1796

A mix of simple, early Quaker and late 19th century Victorian architecture characterize Taylorstown and reveal its periods of growth and prosperity.



HISTORIC DISTRICT GUIDELINES. Property owners in historic districts should review the Guidelines when planning to alter the exterior of an existing building or to construct a new building. Demonstrating compliance with the Guidelines is an integral part of a CAPP application for HDRC review.

The Guidelines are available online at www.loudoun.gov/historic or at the Department of Planning. *Please note that the Towns of Leesburg, Middleburg and Purcellville administer their own historic districts and have Guidelines specific to their respective districts.*

THE ARCHITECTURAL REVIEW PROCESS

In a locally designated historic district any alterations, additions, demolition, or relocation of an existing structure and any new construction requires a Certificate of Appropriateness (CAPP) from the County's Historic District Review Committee (HDRC).

The goal of the architectural review process is to ensure that the historic, architectural, and landscape characteristics that are unique to a designated historic district are protected, preserved, and enhanced for future generations. The HDRC uses the Loudoun County Historic District Guidelines, adopted as part of the County's Zoning Ordinance, as the basis for the review of proposed projects. The Guidelines relate to the exterior appearance and the siting of structures on a property.



Hunting Hill, ca. 1737, Taylorstown Historic District

The Guidelines are divided into three components, the Waterford Guidelines, the Goose Creek Guidelines, and the Aldie, Bluemont, Oatlands, and Taylorstown (ABOT) Guidelines. Each component provides district histories, guidelines for alterations or rehabilitation of existing structures, and new construction. The Guidelines also include criteria to evaluate proposals for demolition and relocation of structures. The Guidelines are available to the public online and in the Planning Department.

Complete CAPP applications are considered by the HDRC at a monthly public meeting with a review and recommendation by Historic Preservation Planning Staff. CAPP application forms can be obtained from the Department of Planning's Historic and Cultural Resources webpage or by visiting the Loudoun County Planning Department. They are due approximately one month prior to the monthly HDRC meeting.

While property owners in historic districts must adhere to the architectural guidelines, they also have the assurance that new construction or alterations to historic buildings in their communities will be compatible with the historic character of each district in accordance with the Guidelines.



Main Street, Waterford Historic District

THE BENEFITS OF HISTORIC PRESERVATION

Protecting and preserving historic resources have social, economic, and environmental benefits.

Social

Establishing historic districts protects and enhances areas with special character or historic interest that reflect the County's cultural, social, economic, political, architectural, or archaeological history. Protecting and enhancing these districts fosters civic pride, enhances tourism, provides opportunities for public education, and ultimately contributes to the general welfare of County residents.

Economic

National research regarding the economic benefits of historic preservation shows that properties located within a designated historic district will maintain or increase in value because of the status and protection afforded to them.

Owners of property in state or nationally listed districts may also be eligible for rehabilitation tax credits if the buildings are rehabilitated in a manner that maintains their historic integrity. For more information on Virginia Tax Credits visit http://www.dhr.virginia.gov/tax_credits/tax_credit.htm, and for Federal Tax Credits visit <http://www.nps.gov/history/hps/tps/tax/>.

Environmental

Historic buildings have "embodied energy", or energy in the form of the raw materials used in the building, the manufacture and transport of building materials, and the energy expended during construction. Rehabilitating and reusing an existing building saves this embodied energy, while decreasing the amount of energy and natural resources used to harvest, manufacture, and transport new building materials and add old building materials into the landfill. Historic buildings also have energy efficient designs that helped heat and cool buildings constructed before the era of central heating and air conditioning. These designs may be organically replicated in new construction while maintaining the character of the surrounding historic district.

Is Your Home in a Historic District?

The Historic and Cultural Conservation Districts page of the Planning Department's Historic and Cultural Resources webpage, www.loudoun.gov/historic, provides two methods to determine if your property is in a historic district. The page provides a link to WebLOGIS, the Loudoun County Online Mapping System, where "Historic Districts" is located under the Layer Group, "Boundaries." Additionally, links to maps of individual Historic Districts in PDF format are provided on this page.

Learn More

To further explore the County's Historic Districts, their evolution and characteristics and to hear residents speak about living in a historic district and the importance of stewardship, visit the Historic District Interactive Website, online at the Historic and Cultural Resources webpage listed above.

BEAVERDAM CREEK HISTORIC ROADWAYS DISTRICT, FORMED 2002

The earliest European settlers received grants for land in the Beaverdam District in the mid-1740s. By the 1820s, these early settlers, many of whom were Quakers, widely inhabited the area. Many of the district's roads have changed little since this time. The major thoroughfares, Snickersville Turnpike and Ashby's Gap Turnpike (Rt. 50), served as the main routes from farm to market. The interior district roads connected these farms with local commercial hubs that are the small villages that still dot the area. Civil War activity occurred along the roadways and across its fields. After the war, freed slaves settled several hamlets throughout the area. A network of mostly rural, unpaved roads lined by trees, hedgerows, and stone walls, these roadways offer scenic views of woodlands, farms, streams, and mountains. A detailed map of the District, including information on exploring the district by car, bike, or horseback, is available online and at the Loudoun County Planning Department.



Millville Road

WATERFORD HISTORIC DISTRICT, FORMED 1972

Settled in the 1730s, the village first known as Janney's Mill developed around a log grist and saw mill built by the Quaker, Amos Janney. Scotch-Irish and Germans from Pennsylvania also settled in the village during the late 18th and early 19th centuries on lots subdivided along Main, Second, and High Streets. Many of the buildings had commercial space on the 1st floor and living space above. After the Civil War, Waterford entered into a long period of stagnation because the railroad bypassed the village. However, this lack of growth preserved much of the early architecture often replaced in communities that continued to grow over time. Washingtonians discovered the well preserved, albeit dilapidated, village in the 1930s and began renovating the buildings into weekend getaways. Today, this mainly residential village boasts examples of nearly every popular architectural style through the early 20th century.



Waterford Mill, built in 1817

**GOOSE CREEK HISTORIC DISTRICT,
FORMED 1977, AND EXPANDED IN
2005**

A rich agricultural heritage is preserved in the simplicity of architecture and open space in the nearly 11,000-acre rural historic district. Europeans settled the area by the 1730s and Quakers established a meeting house in the village of Lincoln, then Goose Creek, by 1750. Eventually, Goose Creek became home to the largest concentration of Quakers in Virginia. In the mid-19th century, Lincoln was a thriving village offering a variety of services to its residents and surrounding farms. These Quaker farms were typically a few hundred acres - large enough to provide an income but small enough to be farmed by a family, as Quakers did not believe in slave labor. This farm pattern is still evident on the landscape today. Mainly of stone or brick construction, simple early farmhouses and more elaborate later dwellings, as well as Quaker meetinghouses, vernacular Victorian village architecture, and agricultural outbuildings, are protected in the district.



Goose Creek Meeting House, ca. 1765

**OATLANDS HISTORIC DISTRICT,
FORMED 1972**

George Carter, son of Robert "King" Carter, built Oatlands Plantation between 1800-1803 and the mansion house in 1804. Often noted as one of the most elaborate Federal-style compounds in the United States, the house, garden, and outbuildings were inspired by the 1786 Treatise on Civil Architecture by William Chambers. Carter built Oatlands Mill in 1816 and a hamlet developed around the mill. The hamlet remains include the late 19th century red, one-room school and the 1878 Church of Our Savior. Oatlands Plantation is the largest tourist destination in Loudoun County.



Oatlands Plantation, built in 1804

**ALDIE HISTORIC DISTRICT, FORMED
1972, AND EXPANDED IN 1978**

Aldie is a linear village that grew around the 1807 mill built by Charles Fenton Mercer. Located on the Little River Turnpike (now Rt. 50), Mercer strategically sited his mill along this early trade route and the Little River. Development continued throughout the 19th century and commercial activity increased after the paving of the turnpike in 1914. Federal-style brick residences and simple 19th and early 20th century wood frame structures surround the Aldie Mill and create the district.



Little River Turnpike (Aldie) Bridge, ca. 1810

**BLUEMONT HISTORIC DISTRICT,
FORMED 1988**

Originally known as Snickersville, Bluemont developed at the base of Snicker's Gap, a pass over the Blue Ridge Mountains. In 1792, William Clayton established the village by selling lots at the crossroads of two trade routes, Snickersville Turnpike and the Snicker's Gap-Leesburg Road. When the Alexandria, Hampshire, and Loudoun Railroad extended its line to Snickersville a century later, the village changed its name to Bluemont and reinvented itself as a rural retreat for Washingtonians. Streets, residences, and boarding houses were constructed west of the train station to accommodate this new growth. Bluemont's history is apparent in the architecture of the village, where early stone and log buildings are mixed with turn of the 20th century Victorian styles.



E. E. Lake Store, ca. 1900

Loudoun County Historic Districts

